UNIVERSITY OF VIRGINIA
THE COLGATE DARDEN GRADUATE SCHOOL OF BUSINESS ADMINISTRATION
Tayloe Murphy Institute

Housing Units Authorized in Virginia's Planning Districts, Counties, and Cities: 1st and 2nd Quarters, 1983

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Introduction

Building activity is one of the most frequently used indicators of economic and demographic change. At present, the number of housing units authorized by local building permits is the best measure of housing starts available. The information contained in this report is supplied by local building officials to the Construction Division of the U.S. Bureau of the Census. The Bureau, in turn, forwards the data to the Tayloe Murphy Institute where they are tabulated and compiled.

In this release the number of building permits issued for housing units in Virginia planning districts, counties and independent cities is detailed for January-March, 1983 in Table 1. Table 2 contains data covering April-June 1983. The data in this series include the number of privately owned housing units permitted by Virginia localities. When available, the cost of these units, the number and cost of mobile home units and the number of demolitions authorized are also reported.

Readers should note that we are continuing our policy of not publishing data imputed by the Census Bureau. Localities that did not file the appropriate number of monthly reports are identified by footnotes in Tables 1 and 2. Also, some jurisdictions make annual, rather than monthly reports. These localities are also noted in both tables.

This report analyzes and integrates current housing authorization reports, including data presented in previous editions covering the period from 1970 to the present. It is hoped that the analysis presented here will be useful to the reader both to give some idea of the trends in building activity since 1970, and to acquaint the user with the nature of the data and of its possible interpretations.

It should be kept in mind that the data in this report are for authorized housing units and that costs are per unit. The reader should also bear in mind that the cost figures reported here are estimated construction costs submitted by the builders. They are not reported cost-at-completion of the units, nor do they include land cost or profit margin for the builder. In addition, it is estimated by the Bureau of the Census that, nationwide, underestimation of costs runs from about 17.5% for single units, to about 30% for 2 and 3-4 unit structures, to more than 50% for 5+ unit structures. Average cost per unit data, therefore, cannot be taken as an estimate of the price of housing to the consumer. Despite these limitations, construction costs constitute a large proportion of the total market costs of housing, and thus the reported figures provide an important means of comparison among localities and for one area - such as the state - over time.

The reporting of the number of units authorized for construction is more reliable than the data for costs. The Census Bureau considers their estimates of housing authorizations in Virginia to be accurate to within plus or minus one percent.

The authors would like to thank Mrs. Barbara Crowder for typing the tables and Mr. Barry Jackson for the layout and graphic design of the report.

Major Findings

The population of Virginia increased by 1.6% between April 1, 1980 and July 1, 1981, from 5,346,797 to 5,431,000.

Between April 1, 1980 and June 30, 1983, permits for 139,960 housing units, including mobile homes, were issued, representing an increase of 6.9% over the 2,020,941 units counted in the 1980 decennial census.

Since 1970 the cost of constructing a single family dwelling has increased by 197.6% from $16,050 to $47,760. Since the first quarter of 1980 construction costs have increased by 29.4%.

As shown in Chart A on page 3, the value of housing constructed in the Commonwealth during 1982 was about 1.26 billion dollars, an increase of 11.1% compared to 1981. Measured in constant dollars the 1982 figure was up by 8.5%.

First Quarter Trends

During the first quarter 11,238 housing units were authorized for construction in Virginia. This is a significant improvement over the previous five first quarters, from 1978 to 1982, when permits averaged 8,600 per quarter. The first quarter was 2.5% higher than the fourth quarter of 1982, and 82 percent higher than the first quarter of 1982. Statistics for single family dwellings show even greater improvements over the recent past. A total of 8,783 single family housing unit permits were issued in 1982:1, an increase of 50 percent over the five year average of 5,900 units. Additionally, permit activity in the first quarter was up significantly over the previous quarter, an increase of 22.1%, and up 143.9% over the first quarter of 1982.

The increases noted above are a reflection of the national resurgence of the housing industry. Nationally, total units increased by 9.2% over 1982:4, and were up 72.4% over 1982:1. Permits for single family units rose by 12.8% over 1982:4, and were up 83 percent over 1982:1.

Along with these sizeable increases in the number of permits issued was an unsually large increase in average construction costs. For all unit types combined construction costs averaged $38,324, compared to $35,191 during the preceding quarter (an increase of 8.9%) and $31,928 during 1982:1, representing a one year increase of 20 percent. Construction costs also rose for single family units, although at a more moderate rate. The average construction cost during 1982:1 was $45,474, an increase of 1.7% over 1982:4, and an increase of 6.4% over 1982:1.

Figure 1.
Annual Average Costs for Total and Single Authorized Units in Virginia, 1970-82.

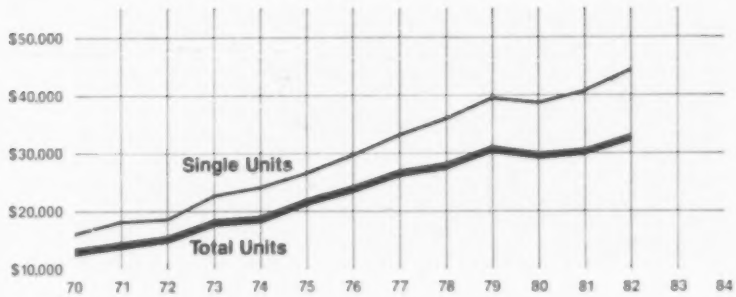


Figure 2.
Quarterly Increase in Total and Single Authorized Units in Virginia, 1st Quarter, 1978, through 2nd Quarter, 1983.

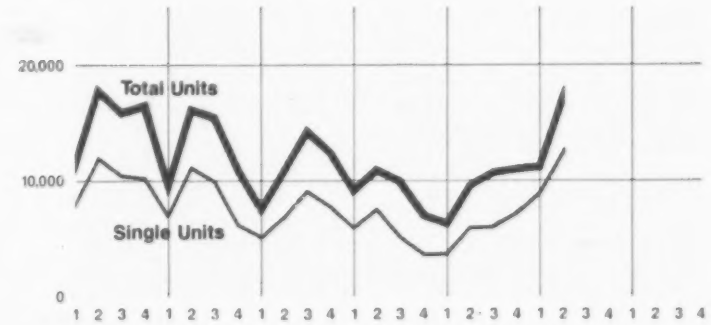
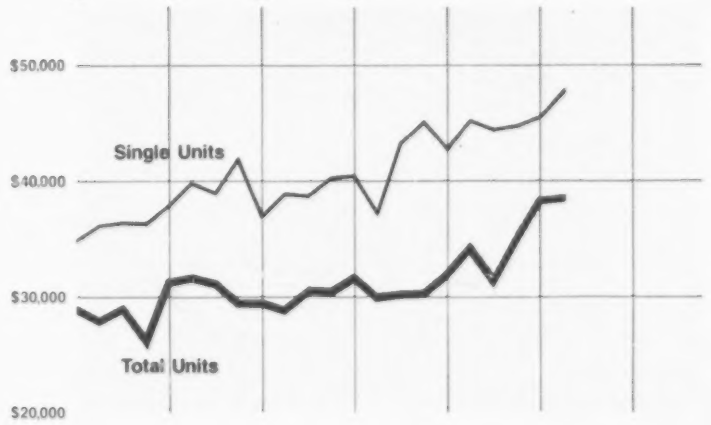


Figure 3.
Quarterly Average Costs for Total and Single Authorized Units in Virginia, 1st Quarter, 1978, through 2nd Quarter, 1983.



In 1982 the majority of permits issued were in the state's eight metropolitan areas. The first quarter figures follow the same distribution. For all unit types combined 9,033 permits were issued in metropolitan areas, representing 80 percent of all permits issued statewide. Permits for single family units were even more highly concentrated, 87 percent being issued in the eight Metropolitan Statistical Areas (MSAs). Just three MSAs accounted for nine-tenths of all metropolitan construction in the state; these are the Norfolk-Virginia Beach-Newport News MSA, the Washington MSA (Virginia portion), and the Richmond-Petersburg MSA.

A second pattern seen in 1982 and continuing in the first quarter is the concentration of permits within the suburban portion of the metropolitan area. In seven of eight MSAs the suburbs account for at least eight-tenths of all permits issued. The single exception is the Norfolk-Virginia Beach-Newport News MSA with only 18 percent suburban construction. This anomoly is related to the large number of central cities in this MSA, one of which is Virginia Beach City. During the first quarter Virginia Beach led the state in number of permits issued.

Second Quarter Trends

Permit statistics for the second quarter mark a return to a level of building activity not seen since the housing boom of 1977. In 1983:2 a total of 17,167 permits were issued, making this quarter the third best since the Tayloe Murphy Institute began tabulating quarterly data in 1976. The second quarter figure shows an increase of 52.8% over 1983:1, and an annual increase of 81 percent. Building permits for single family housing units were similarily impressive, the 12,464 permits issued being the second highest quarterly total since 1976. Single family permits issued in the second quarter increased 41.9% over 1983:1, and represent a one year increase of 110.9%.

As was true in the first quarter of the year, the dramatic increases in permit activity in Virginia parallel comparable increases nationwide. Nationally, second quarter permits rose 54 percent over the first quarter, and were up 89.8% over 1982:2.

In the first quarter average construction costs showed a large increase for all unit types combined, but only a small increase for single family units. Comparing the second to the first quarter of the year we not only a small increase, .5%, for all unit types, and a much larger increase, 5.0%, for single family units. Comparing 1983:2 with 1982:2, the increase in average construction costs for all unit types is 12.7%, and for single family units is 5.7%.

The distribution of building permits between metropolitan and nonmetropolitan areas of the state was very similar to the first quarters pattern. Roughly three-quarters of all permits were issued within the state's eight MSAs, and about 80 percent of all single family permits. The distribution of permits between central cities and suburban areas also followed the first quarter pattern, with the Norfolk-Virginia Beach-Newport News metropolitan area being the only MSA with fewer than 80 percent of it's permits issued in the suburban localities.

It is evident from these figures that Virginia's housing industry has now fully recovered from the housing slump of 1980:1 - 1982:2. The second quarter figures for this year are among the highest recorded in the state since 1976. The only drawback to this otherwise rosey picture is the fact that average construction costs have risen sharply during the recovery. This will create difficulties for the large pool of potential first home buyers that lower mortgage interest rates cannot completely overcome.

Chart A.
Aggregate Construction Costs, State of Virginia

Year	Value of Construction in Current Dollars (in millions $)	Census Bureau Construction Cost Index		Deflated Value of Construction in Constant Dollars	
		1972=100	1977=100	1972$	1977$
1970	544.7	89.1	56.5	611.3	964.1
1971	1,023.0	94.0	59.6	1,088.3	1,716.4
1972	1,237.2	100.0	63.5	1,237.2	1,948.3
1973	1,332.9	109.5	69.5	1,217.3	1,917.8
1974	879.7	120.8	76.6	728.2	1,148.4
1975	838.9	131.6	83.5	637.5	1,004.7
1976	1,003.8	141.1	89.5	711.4	1,121.6
1977	1,564.5	158.1	100.0	989.6	1,564.5
1978	1,703.2	180.2	114.3	936.8	1,490.1
1979	1,617.3	203.3	129.3	795.4	1,250.8
1980	1,357.3	225.5	143.3	601.8	947.2
1981	1,134.8	243.3	154.6	466.4	734.0
1982	1,260.3	249.0	158.2	506.1	796.6

Census Bureau Construction Cost Index from Construction Review, Table E-1, Volume 29, No. 2, March/April 1983.

Deflated value = current value X (100/index value).

Table 1.
Housing Units Authorized by Planning District, County, and City: 1st Quarter, 1983

Line	Jurisdiction	Total Housing Units Authorized		Total Mobile Units		Total Private Units		Single Units		Duplex	Un
		Number	$000	Number	$000	Number	$000	Number	$000	Number	
1	Planning District 1	108	1,271.0*	76	95.0*	32	1,176.0	32	1,176.0	0	
2	Lee County (4)	0	0	0	0	0	0	0	0	0	
3	Scott County	52	661.0*	35	NA	17	661.0	17	661.0	0	
4	Wise County	51	580.0	37	95.0	14	485.0	14	485.0	0	
5	Norton City	5	30.0*	4	NA	1	30.0	1	30.0	0	
6	Planning District 2	246	3,846.2	141	1,315.2	105	2,531.0	53	1,841.0	0	
7	Buchanan County	35	546.8	26	226.8	9	320.0	9	320.0	0	
8	Dickenson County	38	597.3	26	203.9	12	393.4	12	393.4	0	
9	Russell County (3)	18	450.5	6	67.5	12	383.0	8	293.0	0	
10	Tazewell County	155	2,251.6	83	817.0	72	1,434.6	24	834.6	0	
11	Planning District 3	226	3,085.9*	132	409.0*	94	2,676.9	86	2,406.9	2	
12	Bland County	NA (Reports annually)									
13	Carroll County	31	638.0	17	111.0	14	527.0	14	527.0	0	
14	Grayson County	20	232.9	11	68.9	9	164.0	7	144.0	2	
15	Smyth County	51	328.0*	38	NA	13	328.0	13	328.0	0	
16	Washington County (7)	73	811.5*	39	NA	34	811.5	28	561.5	0	
17	Wythe County	46	930.5	27	229.1	19	701.4	19	701.4	0	
18	Bristol City	5	145.0	0	0	5	145.0	5	145.0	0	
19	Galax City	NA (Reports annually)									
20	Planning District 4	94	2,616.1*	27	0*	67	2,616.1	59	2,501.1	0	
21	Floyd County	6	237.7	0	0	6	237.7	6	237.7	0	
22	Giles County	NA (Reports annually)									
23	Montgomery County	33	1,300.6*	4	NA	29	1,300.6	29	1,300.6	0	
24	Pulaski County	38	493.5*	21	NA	17	493.5	13	443.5	0	
25	Radford City	17	584.3*	2	NA	15	584.3	11	519.3	0	
26	Planning District 5	207	6,755.6*	11	45.0*	196	6,710.6	150	5,[illegible]15.3	6	
27	Alleghany County	15	240.5	8	45.0	7	195.5	7	195.5	0	
28	Botetourt County	23	887.2	0	0	23	887.2	23	887.2	0	
29	Craig County	(Does not report)									
30	Roanoke County (6)	116	4,389.3*	3	NA	113	4,389.3	109	4,310.7	4	
31	Clifton Forge City	NA (Reports annually)									
32	Covington City	NA (Reports annually)									
33	Roanoke City	45	998.4	0	0	45	998.4	9	256.4	2	
34	Salem City	8	240.2	0	0	8	240.2	2	65.5	0	
35	Planning District 6	269	6,042.9*	91	87.2*	178	5,955.7	145	5,615.7	0	
36	Augusta County	84	2,159.9*	36	NA	48	2,159.9	48	2,159.9	0	
37	Bath County	NA (Reports annually)									
38	Highland County	9	82.5	8	67.0	1	15.5	1	15.5	0	
39	Rockbridge County	28	448.5*	14	NA	14	448.5	14	448.5	0	
40	Rockingham County	64	1,304.8*	31	NA	33	1,304.8	33	1,304.8	0	
41	Buena Vista City	NA (Reports annually)									
42	Harrisonburg City	52	1,447.5	0	0	52	1,447.5	36	1,322.5	0	
43	Lexington City	NA (Reports annually)									
44	Staunton City	22	372.5	0	0	22	372.5	5	157.5	0	
45	Waynesboro City	10	227.2	2	20.2	8	207.0	8	207.0	0	
46	Planning District 7	161	4,325.5	50	575.4	111	3,750.1	95	3,450.1	0	
47	Clarke County (3)	2	119.0	0	0	2	119.0	2	119.0	0	
48	Frederick County	54	1,563.3	27	330.4	27	1,232.9	27	1,232.9	0	
49	Page County	39	667.8	18	193.0	21	474.8	21	474.8	0	
50	Shenandoah County	30	944.7	3	26.3	27	918.4	27	918.4	0	
51	Warren County (3)	28	639.7	2	25.7	26	614.0	10	314.0	0	
52	Winchester City	8	391.0	0	0	8	391.0	8	391.0	0	
53	Planning District 8	2,983	131,213.9*	2	0*	2,981	131,213.9	2,903	129,572.5	0	
54	Arlington County	370	9,655.6	0	0	370	9,655.6	370	9,655.6	0	
55	Fairfax County	1,819	85,115.9	0	0	1,819	85,115.9	1,789	84,434.5	0	
56	Loudoun County	161	8,297.1	0	0	161	8,297.1	161	8,297.1	0	
57	Prince William County (5)	584	26,141.4*	2	NA	582	26,141.4	534	25,181.4	0	
58	Alexandria City	12	611.6	0	0	12	611.6	12	611.6	0	
59	Fairfax City	2	200.0	0	0	2	200.0	2	200.0	0	
60	Falls Church City (3)	0	0	0	0	0	0	0	0	0	
61	Manassas City	35	1,192.3	0	0	35	1,192.3	35	1,192.3	0	
62	Manassas Park City	0	0	0	0	0	0	0	0	0	

its	3-4 Units		5+ Units		Number of Demolitions: Private Units	Number of Demolitions: Public Units	Total Demolitions: Number Authorized	Total Housing Units Less Number of Demolitions	Line
$000	Number	$000	Number	$000					
0	0	0	0	0	2	0	2	106	1
0	0	0	0	0	0	0	0	0	2
0	0	0	0	0	0	0	0	52	3
0	0	0	0	0	0	0	0	51	4
0	0	0	0	0	2	0	2	3	5
0	4	90.0	48	600.0	0	0	0	245	6
0	0	0	0	0	0	0	0	35	7
0	0	0	0	0	0	0	0	38	8
0	4	90.0	0	0	0	0	0	18	9
0	0	0	48	600.0	0	0	0	155	10
20.0	0	0	6	250.0	4	0	4	222	11
									12
0	0	0	0	0	0	0	0	31	13
20.0	0	0	0	0	0	0	0	20	14
0	0	0	0	0	0	0	0	51	15
0	0	0	6	250.0	0	0	0	73	16
0	0	0	0	0	0	0	0	46	17
0	0	0	0	0	4	0	4	1	18
									19
0	8	115.0	0	0	2	0	2	92	20
0	0	0	0	0	0	0	0	6	21
									22
0	0	0	0	0	1	0	1	32	23
0	4	50.0	0	0	0	0	0	38	24
0	4	65.0	0	0	1	0	1	16	25
106.6	0	0	40	888.7	20	0	20	187	26
0	0	0	0	0	1	0	1	14	27
0	0	0	0	0	1	0	1	22	28
									29
78.6	0	0	0	0	0	0	0	116	30
									31
									32
28.0	0	0	34	714.0	14	0	14	31	33
0	0	0	6	174.7	4	0	4	4	34
0	0	0	33	340.0	4	0	4	265	35
0	0	0	0	0	0	0	0	84	36
									37
0	0	0	0	0	1	0	1	8	38
0	0	0	0	0	0	0	0	28	39
0	0	0	0	0	0	0	0	64	40
									41
0	0	0	16	125.0	2	0	2	50	42
									43
0	0	0	17	215.0	1	0	1	21	44
0	0	0	0	0	0	0	0	10	45
0	4	100.0	12	200.0	1	0	1	160	46
0	0	0	0	0	0	0	0	2	47
0	0	0	0	0	0	0	0	54	48
0	0	0	0	0	0	0	0	39	49
0	0	0	0	0	1	0	1	29	50
0	4	100.0	12	200.0	0	0	0	28	51
0	0	0	0	0	0	0	0	8	52
0	0	0	78	1,641.4	10	0	10	2,973	53
0	0	0	0	0	6	0	6	364	54
0	0	0	30	681.4	0	0	0	1,819	55
0	0	0	0	0	0	0	0	161	56
0	0	0	48	960.0	0	0	0	584	57
0	0	0	0	0	4	0	4	8	58
0	0	0	0	0	0	0	0	2	59
0	0	0	0	0	0	0	0	0	60
0	0	0	0	0	0	0	0	35	61
0	0	0	0	0	0	0	0	0	62

Table 1. (continued)

Line	Jurisdiction	Total Housing Units Authorized		Total Mobile Units		Total Private Units		Single Units		Duplex
		Number	$000	Number	$000	Number	$000	Number	$000	Number
63	Planning District 9	179	10,586.0*	13	14.0*	166	10,572.0	166	10,572.0	0
64	Culpeper County	28	1,624.0	0	0	28	1,624.0	28	1,624.0	0
65	Fauquier County	92	6,684.8	0	0	92	6,684.8	92	6,684.8	0
66	Madison County	15	502.7	1	14.0	14	488.7	14	488.7	0
67	Orange County	39	1,496.5*	12	NA	27	1,496.5	27	1,496.5	0
68	Rappahannock County	5	278.0	0	0	5	278.0	5	278.0	0
69	Planning District 10	325	13,841.4*	44	109.4*	281	13,732.0	186	9,284.1	14
70	Albemarle County	154	7,619.9	3	35.0	151	7,584.9	116	6,262.0	8
71	Fluvanna County	18	491.9*	3	NA	15	491.9	11	391.9	4
72	Greene County	19	704.9	5	49.6	14	655.3	14	655.3	0
73	Louisa County	51	909.9*	24	NA	27	909.9	27	909.9	0
74	Nelson County	24	969.3	9	24.8	15	944.5	15	944.5	0
75	Charlottesville City	59	3,145.5	0	0	59	3,145.5	3	120.5	2
76	Planning District 11	274	7,032.4*	130	263.2*	144	6,769.2	127	6,263.9	2
77	Amherst County	43	1,263.6	17	147.9	26	1,115.7	26	1,115.7	0
78	Appomattox County	24	557.6	12	90.6	12	467.0	12	467.0	0
79	Bedford County	95	2,835.2*	42	NA	53	2,835.2	53	2,835.2	0
80	Campbell County	83	1,086.0*	54	NA	29	1,086.0	16	805.7	2
81	Bedford City (3)	2	NA	2	NA	0	0	0	0	0
82	Lynchburg City	27	1,290.0	3	24.7	24	1,265.3	20	1,040.3	0
83	Planning District 12	366	7,374.7*	203	2,201.4*	163	5,173.3	116	4,473.3	0
84	Franklin County	52	1,088.7*	21	NA	31	1,088.7	31	1,088.7	0
85	Henry County	129	2,729.4	78	1,382.0	51	1,347.4	27	1,037.4	0
86	Patrick County	32	463.4	23	194.4	9	269.0	6	224.0	0
87	Pittsylvania County	137	2,508.2	80	620.0	57	1,888.2	43	1,678.2	0
88	Danville City	8	350.0	1	5.0	7	345.0	7	345.0	0
89	Martinsville City	8	235.0	0	0	8	235.0	2	100.0	0
90	Planning District 13	103	1,570.6	72	564.9	31	1,005.7	31	1,005.7	0
91	Brunswick County	24	504.8	16	210.8	8	294.0	8	294.0	0
92	Halifax County	34	420.2	24	114.2	10	306.0	10	306.0	0
93	Mecklenburg County	45	645.6	32	239.9	13	405.7	13	405.7	0
94	South Boston City	NA (Reports annually)								
95	Planning District 14	32	987.5	12	136.0	20	851.5	20	851.5	0
96	Amelia County	11	222.0	6	43.0	5	179.0	5	179.0	0
97	Buckingham County	NA (Reports annually)								
98	Charlotte County (2)	1	48.0	0	0	1	48.0	1	48.0	0
99	Cumberland County	7	286.0	0	0	7	286.0	7	286.0	0
100	Lunenburg County (4)	0	0	0	0	0	0	0	0	0
101	Nottoway County	NA (Reports annually)								
102	Prince Edward County	13	431.5	6	93.0	7	338.5	7	338.5	0
103	Planning District 15	1,497	48,372.8*	91	50.4*	1,406	48,322.4	1,404	48,222.4	2
104	Charles City County	5	222.7	0	0	5	222.7	5	222.7	0
105	Chesterfield County	832	23,878.0*	62	NA	770	23,878.0	770	23,878.0	0
106	Goochland County	35	1,309.0*	10	NA	25	1,309.0	25	1,309.0	0
107	Hanover County	105	4,346.4*	10	NA	95	4,346.4	95	4,346.4	0
108	Henrico County	428	14,552.1	3	50.4	425	14,501.7	423	14,401.7	2
109	New Kent County	38	1,780.9*	6	NA	32	1,780.9	32	1,780.9	0
110	Powhatan County	18	755.5	0	0	18	755.5	18	755.5	0
111	Richmond City	36	1,528.2	0	0	36	1,528.2	36	1,528.2	0
112	Planning District 16	298	13,913.3*	51	374.6*	247	13,538.7	233	12,752.9	10
113	Caroline County	33	1,151.0*	13	NA	20	1,151.0	16	701.0	0
114	King George County	15	445.4*	5	NA	10	445.4	8	345.4	2
115	Spotsylvania County	122	6,505.9	0	0	122	6,505.9	122	6,505.9	0
116	Stafford County	121	5,340.6	33	374.6	88	4,966.0	80	4,730.2	8
117	Fredericksburg City	7	470.4	0	0	7	470.4	7	470.4	0
118	Planning District 17	76	3,253.4	21	216.1	55	3,037.3	55	3,037.3	0
119	Lancaster County	22	1,358.9	5	110.4	17	1,248.5	17	1,248.5	0
120	Northumberland County	28	1,240.4	7	23.1	21	1,217.3	21	1,217.3	0
121	Richmond County (3)	7	90.7	2	22.7	5	68.0	5	68.0	0
122	Westmoreland County	19	563.4	7	59.9	12	503.5	12	503.5	0

Units	3-4 Units		5+ Units		Number of Demolitions: Private Units	Number of Demolitions: Public Units	Total Demolitions: Number Authorized	Total Housing Units Less Number of Demolitions	Line
$000	Number	$000	Number	$000					
0	0	0	0	0	2	0	2	177	63
0	0	0	0	0	0	0	0	28	64
0	0	0	0	0	2	0	2	90	65
0	0	0	0	0	0	0	0	15	66
0	0	0	0	0	0	0	0	39	67
0	0	0	0	0	0	0	0	5	68
456.5	18	675.0	63	3,316.4	2	0	2	323	69
276.5	12	480.0	15	566.4	0	0	0	154	70
100.0	0	0	0	0	0	0	0	18	71
0	0	0	0	0	0	0	0	19	72
0	0	0	0	0	0	0	0	51	73
0	0	0	0	0	0	0	0	24	74
80.0	6	195.0	48	2,750.0	2	0	2	57	75
80.3	15	425.0	0	0	14	0	14	260	76
0	0	0	0	0	0	0	0	43	77
0	0	0	0	0	0	0	0	24	78
0	0	0	0	0	0	0	0	95	79
80.3	11	200.0	0	0	0	0	0	83	80
0	0	0	0	0	1	0	1	1	81
0	4	225.0	0	0	13	0	13	14	82
0	31	395.0	16	305.0	2	0	2	364	83
0	0	0	0	0	0	0	0	52	84
0	24	310.0	0	0	0	0	0	129	85
0	3	45.0	0	0	0	0	0	32	86
0	4	40.0	10	170.0	0	0	0	137	87
0	0	0	0	0	0	0	0	8	88
0	0	0	6	135.0	2	0	2	6	89
0	0	0	0	0	1	0	1	102	90
0	0	0	0	0	0	0	0	24	91
0	0	0	0	0	0	0	0	34	92
0	0	0	0	0	1	0	1	44	93
									94
0	0	0	0	0	0	0	0	32	95
0	0	0	0	0	0	0	0	11	96
									97
0	0	0	0	0	0	0	0	1	98
0	0	0	0	0	0	0	0	7	99
0	0	0	0	0	0	0	0	0	100
									101
0	0	0	0	0	0	0	0	13	102
100.0	0	0	0	0	42	0	42	1,455	103
0	0	0	0	0	0	0	0	5	104
0	0	0	0	0	4	0	4	828	105
0	0	0	0	0	0	0	0	35	106
0	0	0	0	0	0	0	0	105	107
100.0	0	0	0	0	7	0	7	421	108
0	0	0	0	0	0	0	0	38	109
0	0	0	0	0	0	0	0	18	110
0	0	0	0	0	31	0	31	5	111
335.8	4	450.0	0	0	0	0	0	298	112
0	4	450.0	0	0	0	0	0	33	113
100.0	0	0	0	0	0	0	0	15	114
0	0	0	0	0	0	0	0	122	115
235.8	0	0	0	0	0	0	0	121	116
0	0	0	0	0	0	0	0	7	117
0	0	0	0	0	0	0	0	76	118
0	0	0	0	0	0	0	0	22	119
0	0	0	0	0	0	0	0	28	120
0	0	0	0	0	0	0	0	7	121
0	0	0	0	0	0	0	0	19	122

Table 1. (continued)

Line	Jurisdiction	Total Housing Units Authorized		Total Mobile Units		Total Private Units		Single Units		Duplex
		Number	$000	Number	$000	Number	$000	Number	$000	Number
123	Planning District 18	198	6,755.3	78	1,030.8	120	5,724.5	96	5,162.2	14
124	Essex County	12	290.5	6	38.8	6	251.7	6	251.7	0
125	Gloucester County	133	4,727.1	50	696.0	83	4,031.1	61	3,534.6	12
126	King & Queen County	12	356.1	7	110.5	5	245.6	5	245.6	0
127	King William County	15	587.2	2	27.1	13	560.1	11	494.3	2
128	Mathews County	11	195.0	7	75.0	4	120.0	4	120.0	0
129	Middlesex County (3)	15	599.4	6	83.4	9	516.0	9	516.0	0
130	Planning District 19	112	2,930.3*	24	75.0*	88	2,855.3	80	2,734.5	8
131	Dinwiddie County	37	544.6*	17	NA	20	544.6	20	544.6	0
132	Greensville County	NA (Reports annually)								
133	Prince George County	37	1,271.0	0	0	37	1,271.0	37	1,271.0	0
134	Surry County	NA (Reports annually)								
135	Sussex County	NA (Reports annually								
136	Colonial Heights City	22	757.5	0	0	22	757.5	14	636.7	8
137	Emporia City	1	29.5	1	29.5	0	0	0	0	0
138	Hopewell City	5	110.0	0	0	5	110.0	5	110.0	0
139	Petersburg City	10	217.7	6	45.5	4	172.2	4	172.2	0
140	Planning District 20	2,770	127,565.5*	82	505.9*	2,688	127,059.6	2,233	115,954.1	112
141	Isle of Wight County	81	2,222.1*	38	NA	43	2,222.1	43	2,222.1	0
142	Southampton County	20	442.0	14	183.5	6	258.5	6	258.5	0
143	Chesapeake City (3)	241	12,555.7	0	0	241	12,555.7	239	12,501.1	2
144	Franklin City	3	168.5	0	0	3	168.5	3	168.5	0
145	Norfolk City	295	9,002.5	0	0	295	9,002.5	60	2,505.5	60
146	Portsmouth City (3)	85	3,881.9	0	0	85	3,881.9	69	3,406.3	0
147	Suffolk City	91	2,631.4	30	322.4	61	2,309.0	31	1,645.0	30
148	Virginia Beach City	1,954	96,661.4	0	0	1,954	96,661.4	1,782	93,247.1	20
149	Planning District 21	652	25,858.2*	132	0*	520	25,858.2	481	25,602.3	16
150	James City County	128	4,734.8*	61	NA	67	4,734.8	67	4,734.8	0
151	York County	75	4,503.5	0	0	75	4,503.5	75	4,503.5	0
152	Hampton City	144	5,505.9*	13	NA	131	5,505.9	108	5,354.4	0
153	Newport News City	267	9,264.5*	52	NA	215	9,264.5	199	9,160.1	16
154	Poquoson City	33	1,524.5*	6	NA	27	1,524.5	27	1,524.5	0
155	Williamsburg City	5	325.0	0	0	5	325.0	5	325.0	0
156	Planning District 22	62	1,488.5	30	283.9	32	1,204.6	32	1,204.6	0
157	Accomack County (1)	44	1,057.7	22	211.9	22	845.8	22	845.8	0
158	Northampton County	18	430.8	8	72.0	10	358.8	10	358.8	0
159	STATE TOTAL	11,238	430,687.0*	1,513	8,352.4*	9,725	422,334.6	8,738	399,399.4	186

NA Data not available.
* Total does not include missing data.
(1) Onancock Town reported zero months. The balance of Accomack County reported three months.
(2) Reported one month.
(3) Reported two months.
(4) Reported zero months.
(5) Dumfries Town reported two months; Haymarket and Occoquan Towns reported one month. The balance of Prince William County reported three months.
(6) Vinton Town reported two months. The balance of Roanoke County reported three months.
(7) Abingdon Town reported two months. The balance of Washington County reported three months.

Units	3-4 Units		5+ Units		Number of Demolitions: Private Units	Number of Demolitions: Public Units	Total Demolitions: Number Authorized	Total Housing Units Less Number of Demolitions	Line
$000	Number	$000	Number	$000					
322.3	4	100.0	6	140.0	3	0	3	195	123
0	0	0	0	0	2	0	2	10	124
256.5	4	100.0	6	140.0	0	0	0	133	125
0	0	0	0	0	0	0	0	12	126
65.8	0	0	0	0	0	0	0	15	127
0	0	0	0	0	1	0	1	10	128
0	0	0	0	0	0	0	0	15	129
120.8	0	0	0	0	24	0	24	88	130
0	0	0	0	0	0	0	0	37	131
									132
0	0	0	0	0	1	0	1	36	133
									134
									135
120.8	0	0	0	0	1	0	1	21	136
0	0	0	0	0	2	0	2	-1	137
0	0	0	0	0	6	0	6	-1	138
0	0	0	0	0	14	0	14	-4	139
2,383.6	47	1,665.6	296	7,056.3	152	0	152	2,618	140
0	0	0	0	0	0	0	0	81	141
0	0	0	0	0	0	0	0	20	142
54.6	0	0	0	0	4	0	4	237	143
0	0	0	0	0	2	0	2	1	144
762.0	31	1,190.0	144	4,545.0	93	0	93	202	145
0	16	475.6	0	0	22	0	22	63	146
664.0	0	0	0	0	17	0	17	74	147
903.0	0	0	152	2,511.3	14	0	14	1,940	148
104.4	0	0	23	151.5	39	0	39	613	149
0	0	0	0	0	0	0	0	128	150
0	0	0	0	0	1	0	1	74	151
0	0	0	23	151.5	11	0	11	133	152
104.4	0	0	0	0	26	0	26	241	153
0	0	0	0	0	0	0	0	33	154
0	0	0	0	0	1	0	1	4	155
0	0	0	0	0	0	0	0	62	156
0	0	0	0	0	0	0	0	44	157
0	0	0	0	0	0	0	0	18	158
4,030.3	135	4,015.6	621	14,889.3	324	0	324	10,914	159

Table 2.
Housing Units Authorized by Planning District, County, and City: 2nd Quarter, 1983

Line	Jurisdiction	Total Housing Units Authorized		Total Mobile Units		Total Private Units		Single Units		Duplex
		Number	$000	Number	$000	Number	$000	Number	$000	Number
1	Planning District 1	269	4,147.2*	171	792.0*	98	3,355.2	94	3,314.2	0
2	Lee County (2)	117	2,099.0	78	792.0	39	1,307.0	35	1,266.0	0
3	Scott County	89	1,147.5*	59	NA	30	1,147.5	30	1,147.5	0
4	Wise County	55	900.7	26	0	29	900.7	29	900.7	0
5	Norton City	8	NA	8	NA	0	0	0	0	0
6	Planning District 2	507	7,059.3*	321	2,429.3*	186	4,630.0	138	4,030.0	0
7	Buchanan County	102	682.7*	70	NA	32	682.7	32	682.7	0
8	Dickenson County	71	1,206.5	45	434.3	26	772.2	26	772.2	0
9	Russell County (2)	168	2,537.1	84	824.6	84	1,712.5	36	1,112.5	0
10	Tazewell County	166	2,633.0	122	1,170.4	44	1,462.6	44	1,462.6	0
11	Planning District 3	464	7,332.3*	287	1,225.1*	177	6,107.2	177	6,107.2	0
12	Bland County	NA (Reports annually)								
13	Carroll County	84	1,454.1	57	478.0	27	976.1	27	976.1	0
14	Grayson County	59	985.4	38	270.9	21	714.5	21	714.5	0
15	Smyth County	79	497.0*	59	NA	20	497.0	20	497.0	0
16	Washington County (10)	145	2,135.9*	76	NA	69	2,135.9	69	2,135.9	0
17	Wythe County	92	2,085.6	57	476.2	35	1,609.4	35	1,609.4	0
18	Bristol City	5	174.3	0	0	5	174.3	5	174.3	0
19	Galax City	NA (Reports annually)								
20	Planning District 4	223	5,159.3*	51	8.0*	172	5,151.3	105	4,174.4	6
21	Floyd County	23	859.0	0	0	23	859.0	23	859.0	0
22	Giles County	NA (Reports annually)								
23	Montgomery County (6)	63	2,643.0	0	0	63	2,643.0	46	2,163.0	0
24	Pulaski County	81	989.8*	45	NA	36	989.8	30	917.9	6
25	Radford City	56	667.5	6	8.0	50	659.5	6	234.5	0
26	Planning District 5	336	12,118.2	23	96.3	313	12,021.9	267	11,367.9	16
27	Alleghany County (2)	20	329.0	13	90.3	7	238.7	7	238.7	0
28	Botetourt County	43	1,457.2	0	0	43	1,457.2	43	1,457.2	0
29	Craig County	(Does not report)								
30	Roanoke County (8)	183	7,715.3	10	6.0	173	7,709.3	171	7,677.3	2
31	Clifton Forge City	NA (Reports annually)								
32	Covington City	NA (Reports annually)								
33	Roanoke City	63	1,436.5	0	0	63	1,436.5	19	814.5	14
34	Salem City	27	1,180.2	0	0	27	1,180.2	27	1,180.2	0
35	Planning District 6	472	11,797.1*	179	137.3*	293	11,659.8	248	10,808.8	2
36	Augusta County	156	4,244.3*	72	NA	84	4,244.3	84	4,244.3	0
37	Bath County	NA (Reports annually)								
38	Highland County	24	299.2	16	137.3	8	161.9	8	161.9	0
39	Rockbridge County	52	918.6*	26	NA	26	918.6	26	918.6	0
40	Rockingham County	147	3,737.8*	61	NA	86	3,737.8	84	3,682.8	2
41	Buena Vista City	NA (Reports annually)								
42	Harrisonburg City	55	1,753.9*	4	NA	51	1,753.9	35	1,478.9	0
43	Lexington City	NA (Reports annually)								
44	Staunton City (2)	18	315.5	0	0	18	315.5	3	85.5	0
45	Waynesboro City	20	527.8	0	0	20	527.8	8	236.8	0
46	Planning District 7	346	9,951.6	99	817.8	247	9,133.8	216	8,683.8	0
47	Clarke County	26	1,471.0	0	0	26	1,471.0	26	1,471.0	0
48	Frederick County	123	3,563.8	49	475.8	74	3,088.0	74	3,088.0	0
49	Page County	63	1,187.4	31	220.6	32	966.8	32	966.8	0
50	Shenandoah County	52	1,646.8	17	116.3	35	1,530.5	35	1,530.5	0
51	Warren County (9)	14	420.7	2	5.1	12	415.6	12	415.6	0
52	Winchester City	68	1,661.9	0	0	68	1,661.9	37	1,211.9	0
53	Planning District 8	4,435	216,495.0*	2	0*	4,433	216,495.0	3,987	200,693.9	2
54	Arlington County	110	4,334.3	0	0	110	4,334.3	96	3,634.3	0
55	Fairfax County	2,726	140,837.4	0	0	2,726	140,837.4	2,638	136,243.3	0
56	Loudoun County	386	17,221.9	0	0	386	17,221.9	386	17,221.9	0
57	Prince William County (7)	882	42,103.4*	2	NA	880	42,103.4	782	39,852.4	0
58	Alexandria City	288	9,962.6	0	0	288	9,962.6	42	1,706.6	2
59	Fairfax City	8	904.0	0	0	8	904.0	8	904.0	0
60	Falls Church City (2)	0	0	0	0	0	0	0	0	0
61	Manassas City (4)	27	915.4	0	0	27	915.4	27	915.4	0
62	Manassas Park City	8	216.0	0	0	8	216.0	8	216.0	0

Units	3-4 Units		5+ Units		Number of Demolitions: Private Units	Number of Demolitions: Public Units	Total Demolitions: Number Authorized	Total Housing Units Less Number of Demolitions	Line
$000	Number	$000	Number	$000					
0	4	41.0	0	0	4	0	4	265	1
0	4	41.0	0	0	0	0	0	117	2
0	0	0	0	0	0	0	0	89	3
0	0	0	0	0	0	0	0	55	4
0	0	0	0	0	4	0	4	4	5
0	0	0	48	600.0	0	0	0	507	6
0	0	0	0	0	0	0	0	102	7
0	0	0	0	0	0	0	0	71	8
0	0	0	48	600.0	0	0	0	168	9
0	0	0	0	0	0	0	0	166	10
0	0	0	0	0	2	0	2	462	11
									12
0	0	0	0	0	0	0	0	84	13
0	0	0	0	0	0	0	0	59	14
0	0	0	0	0	1	0	1	78	15
0	0	0	0	0	0	0	0	145	16
0	0	0	0	0	0	0	0	92	17
0	0	0	0	0	1	0	1	4	18
									19
71.9	17	480.0	44	425.0	4	0	4	219	20
0	0	0	0	0	0	0	0	23	21
									22
0	17	480.0	0	0	0	0	0	63	23
71.9	0	0	0	0	3	0	3	78	24
0	0	0	44	425.0	1	0	1	55	25
204.0	4	150.0	26	300.0	33	0	33	303	26
0	0	0	0	0	2	0	2	18	27
0	0	0	0	0	0	0	0	43	28
									29
32.0	0	0	0	0	2	0	2	181	30
									31
									32
172.0	4	150.0	26	300.0	28	0	28	35	33
0	0	0	0	0	1	0	1	26	34
55.0	7	205.0	36	591.0	9	0	9	463	35
0	0	0	0	0	2	0	2	154	36
									37
0	0	0	0	0	1	0	1	23	38
0	0	0	0	0	2	0	2	50	39
55.0	0	0	0	0	0	0	0	147	40
									41
0	4	175.0	12	100.0	0	0	0	55	42
									43
0	3	30.0	12	200.0	2	0	2	16	44
0	0	0	12	291.0	2	0	2	18	45
0	0	0	31	450.0	2	0	2	344	46
0	0	0	0	0	1	0	1	25	47
0	0	0	0	0	0	0	0	123	48
0	0	0	0	0	0	0	0	63	49
0	0	0	0	0	0	0	0	52	50
0	0	0	0	0	0	0	0	14	51
0	0	0	31	450.0	1	0	1	67	52
86.0	64	3,770.0	380	11,945.1	29	0	29	4,406	53
0	0	0	14	700.0	6	0	6	104	54
0	60	3,600.0	28	994.1	19	0	19	2,707	55
0	0	0	0	0	0	0	0	386	56
0	0	0	98	2,251.0	0	0	0	882	57
86.0	4	170.0	240	8,000.0	4	0	4	284	58
0	0	0	0	0	0	0	0	8	59
0	0	0	0	0	0	0	0	0	60
0	0	0	0	0	0	0	0	27	61
0	0	0	0	0	0	0	0	8	62

Table 2. (continued)

Line	Jurisdiction	Total Housing Units Authorized		Total Mobile Units		Total Private Units		Single Units		Duplex	
		Number	$000	Number	$000	Number	$000	Number	$000	Number	
63	Planning District 9	290	16,954.9*	24	49.0*	266	16,905.9	266	16,905.9	0	
64	Culpeper County (3)	39	2,052.5	0	0	39	2,052.5	39	2,052.5	0	
65	Fauquier County	155	11,259.9	1	20.2	154	11,239.7	154	11,239.7	0	
66	Madison County	28	963.8	4	28.8	24	935.0	24	935.0	0	
67	Orange County	58	2,098.9*	19	NA	39	2,098.9	39	2,098.9	0	
68	Rappahannock County	10	579.8	0	0	10	579.8	10	579.8	0	
69	Planning District 10	567	24,067.8*	77	227.3*	490	23,840.5	297	16,742.8	30	
70	Albemarle County	312	14,684.9	6	39.6	306	14,645.3	153	9,630.6	30	
71	Fluvanna County	46	1,896.8*	9	NA	37	1,896.8	37	1,896.8	0	
72	Greene County	33	1,192.1	9	45.1	24	1,147.0	24	1,147.0	0	
73	Louisa County	80	1,794.9*	37	NA	43	1,794.9	43	1,794.9	0	
74	Nelson County	77	3,618.1	16	142.6	61	3,475.5	33	1,892.5	0	
75	Charlottesville City	19	881.0	0	0	19	881.0	7	381.0	0	
76	Planning District 11	464	14,666.7*	166	746.1*	298	13,920.6	264	12,525.6	10	
77	Amherst County	90	2,268.7	36	260.0	54	2,008.7	54	2,008.7	0	
78	Appomattox County	43	925.5	27	298.5	16	627.0	16	627.0	0	
79	Bedford County	112	5,498.9	0	0	112	5,498.9	112	5,498.9	0	
80	Campbell County	157	3,421.5*	80	NA	77	3,421.5	47	2,351.5	10	
81	Bedford City (2)	10	233.0*	3	NA	7	233.0	7	233.0	0	
82	Lynchburg City	52	2,319.1	20	187.6	32	2,131.5	28	1,806.5	0	
83	Planning District 12	605	12,015.8*	358	1,231.7*	247	10,784.1	238	10,649.1	2	
84	Franklin County	153	4,252.0*	62	NA	91	4,252.0	91	4,252.0	0	
85	Henry County	171	1,778.0*	129	NA	42	1,778.0	36	1,703.0	2	
86	Patrick County	66	1,370.1	38	274.6	28	1,095.5	28	1,095.5	0	
87	Pittsylvania County	201	4,114.4	128	956.8	73	3,157.6	73	3,157.6	0	
88	Danville City	9	320.3	1	.3	8	320.0	8	320.0	0	
89	Martinsville City	5	181.0	0	0	5	181.0	2	121.0	0	
90	Planning District 13	194	3,617.9*	134	1,350.4*	60	2,267.5	60	2,267.5	0	
91	Brunswick County	44	718.7	34	281.0	10	437.7	10	437.7	0	
92	Halifax County (2)	54	1,059.8	32	306.8	22	753.0	22	753.0	0	
93	Mecklenburg County	96	1,839.4	68	762.6	28	1,076.8	28	1,076.8	0	
94	South Boston City	NA (Reports annually)									
95	Planning District 14	90	2,136.9*	38	345.5*	52	1,791.4	52	1,791.4	0	
96	Amelia County	27	759.5	14	180.8	13	578.7	13	578.7	0	
97	Buckingham County	NA (Reports annually)									
98	Charlotte County (2)	8	251.2	0	0	8	251.2	8	251.2	0	
99	Cumberland County	15	410.0	0	0	15	410.0	15	410.0	0	
100	Lunenburg County (5)	0	0	0	0	0	0	0	0	0	
101	Nottoway County	NA (Reports annually)									
102	Prince Edward County	40	716.2	24	164.7	16	551.5	16	551.5	0	
103	Planning District 15	2,236	78,894.1*	61	127.4*	2,175	78,766.7	1,825	74,417.6	10	
104	Charles City County	7	330.5	0	0	7	330.5	7	330.5	0	
105	Chesterfield County	1,050	41,872.0*	24	NA	1,026	41,872.0	1,026	41,872.0	0	
106	Goochland County	42	2,277.8*	8	NA	34	2,277.8	34	2,277.8	0	
107	Hanover County	142	6,424.9*	17	NA	125	6,424.9	123	6,380.0	2	
108	Henrico County	851	22,078.5	9	125.4	842	21,953.1	515	17,948.9	8	
109	New Kent County	30	1,439.2*	2	NA	28	1,439.2	28	1,439.2	0	
110	Powhatan County	34	1,349.0	1	2.0	33	1,347.0	33	1,347.0	0	
111	Richmond City	80	3,122.2	0	0	80	3,122.2	59	2,822.2	0	
112	Planning District 16	334	15,648.8*	52	307.9*	282	15,340.9	280	15,300.9	2	
113	Caroline County	58	1,336.5*	29	NA	29	1,336.5	29	1,336.5	0	
114	King George County	18	691.1*	5	NA	13	691.1	13	691.1	0	
115	Spotsylvania County	176	9,908.3	0	0	176	9,908.3	176	9,908.3	0	
116	Stafford County (4)	68	2,588.7	18	307.9	50	2,280.8	48	2,240.8	2	
117	Fredericksburg City	14	1,124.2	0	0	14	1,124.2	14	1,124.2	0	
118	Planning District 17	147	5,194.2	51	385.8	96	4,808.4	96	4,808.4	0	
119	Lancaster County	28	1,371.5	7	73.4	21	1,298.1	21	1,298.1	0	
120	Northumberland County	48	1,912.0	10	86.5	38	1,825.5	38	1,825.5	0	
121	Richmond County	28	575.5	18	115.9	10	459.6	10	459.6	0	
122	Westmoreland County	43	1,335.2	16	110.0	27	1,225.2	27	1,225.2	0	

its	3-4 Units		5+ Units		Number of Demolitions: Private Units	Number of Demolitions: Public Units	Total Demolitions: Number Authorized	Total Housing Units Less Number of Demolitions	Line
$000	Number	$000	Number	$000					
0	0	0	0	0	0	0	0	290	63
0	0	0	0	0	0	0	0	39	64
0	0	0	0	0	0	0	0	155	65
0	0	0	0	0	0	0	0	28	66
0	0	0	0	0	0	0	0	58	67
0	0	0	0	0	0	0	0	10	68
1,094.9	20	658.6	143	5,344.2	8	0	8	559	69
1,094.9	16	610.6	107	3,309.2	0	0	0	312	70
0	0	0	0	0	0	0	0	46	71
0	0	0	0	0	0	0	0	33	72
0	0	0	0	0	0	0	0	80	73
0	4	48.0	24	1,535.0	1	0	1	76	74
0	0	0	12	500.0	7	0	7	12	75
625.0	12	520.0	12	250.0	13	0	13	451	76
0	0	0	0	0	1	0	1	89	77
0	0	0	0	0	0	0	0	42	78
0	0	0	0	0	0	0	0	112	79
625.0	8	195.0	12	250.0	0	0	0	157	80
0	0	0	0	0	2	0	2	8	81
0	4	325.0	0	0	9	0	9	43	82
30.0	7	105.0	0	0	7	0	7	598	83
0	0	0	0	0	0	0	0	153	84
30.0	4	45.0	0	0	0	0	0	171	85
0	0	0	0	0	0	0	0	66	86
0	0	0	0	0	0	0	0	201	87
0	0	0	0	0	3	0	3	6	88
0	3	60.0	0	0	4	0	4	1	89
0	0	0	0	0	0	0	0	194	90
0	0	0	0	0	0	0	0	44	91
0	0	0	0	0	0	0	0	54	92
0	0	0	0	0	0	0	0	96	93
									94
0	0	0	0	0	0	0	0	90	95
0	0	0	0	0	0	0	0	27	96
									97
0	0	0	0	0	0	0	0	8	98
0	0	0	0	0	0	0	0	15	99
0	0	0	0	0	0	0	0	0	100
									101
0	0	0	0	0	0	0	0	40	102
444.9	0	0	340	3,904.2	25	0	25	2,211	103
0	0	0	0	0	0	0	0	7	104
0	0	0	0	0	1	0	1	1,049	105
0	0	0	0	0	0	0	0	42	106
44.9	0	0	0	0	0	0	0	142	107
400.0	0	0	319	3,604.2	1	0	1	850	108
0	0	0	0	0	0	0	0	30	109
0	0	0	0	0	0	0	0	34	110
0	0	0	21	300.0	23	0	23	57	111
40.0	0	0	0	0	1	0	1	333	112
0	0	0	0	0	0	0	0	58	113
0	0	0	0	0	0	0	0	18	114
0	0	0	0	0	1	0	1	175	115
40.0	0	0	0	0	0	0	0	68	116
0	0	0	0	0	0	0	0	14	117
0	0	0	0	0	0	0	0	147	118
0	0	0	0	0	0	0	0	28	119
0	0	0	0	0	0	0	0	48	120
0	0	0	0	0	0	0	0	28	121
0	0	0	0	0	0	0	0	43	122

Table 2. (continued)

Line	Jurisdiction	Total Housing Units Authorized		Total Mobile Units		Total Private Units		Single Units		Duplex
		Number	$000	Number	$000	Number	$000	Number	$000	Number
123	Planning District 18	321	11,495.4	123	1,636.8	198	9,858.6	156	8,643.7	22
124	Essex County	44	1,347.7	6	105.0	38	1,242.7	8	377.0	14
125	Gloucester County	177	7,229.5	63	812.9	114	6,416.6	102	6,067.4	8
126	King & Queen County	16	293.4	12	118.4	4	175.0	4	175.0	0
127	King William County (4)	4	191.1	1	18.5	3	172.6	3	172.6	0
128	Mathews County	28	801.4	15	204.5	13	596.9	13	596.9	0
129	Middlesex County	52	1,632.3	26	377.5	26	1,254.8	26	1,254.8	0
130	Planning District 19	160	4,778.0*	35	29.9*	125	4,748.1	125	4,748.1	0
131	Dinwiddie County	76	1,630.6*	32	NA	44	1,630.6	44	1,630.6	0
132	Greensville County	NA (Reports annually)								
133	Prince George County	44	1,727.8	0	0	44	1,727.8	44	1,727.8	0
134	Surry County	NA (Reports annually)								
135	Sussex County	NA (Reports annually)								
136	Colonial Heights City	21	941.8	0	0	21	941.8	21	941.8	0
137	Emporia City (2)	1	4.9	1	4.9	0	0	0	0	0
138	Hopewell City	9	273.7	0	0	9	273.7	9	273.7	0
139	Petersburg City	9	199.2	2	25.0	7	174.2	7	174.2	0
140	Planning District 20	3,761	160,382.7*	138	726.3*	3,623	159,656.4	2,875	142,701.9	138
141	Isle of Wight County	155	3,872.4*	78	NA	77	3,872.4	61	2,672.4	0
142	Southampton County	27	844.3	10	116.3	17	728.0	15	688.0	2
143	Chesapeake City	719	34,516.2	0	0	719	34,516.2	579	31,070.5	4
144	Franklin City	5	200.0	0	0	5	200.0	5	200.0	0
145	Norfolk City	212	5,802.5	0	0	212	5,802.5	68	2,906.5	40
146	Portsmouth City (2)	128	6,416.3	0	0	128	6,416.3	124	6,288.9	4
147	Suffolk City	140	5,155.2	50	610.0	90	4,545.2	56	3,749.6	34
148	Virginia Beach City	2,375	103,575.8	0	0	2,375	103,575.8	1,967	95,126.0	54
149	Planning District 21	806	33,975.7*	88	0*	718	33,975.7	640	32,475.7	0
150	James City County	152	7,737.3*	39	NA	113	7,737.3	113	7,737.3	0
151	York County	73	4,669.3	0	0	73	4,669.3	73	4,669.3	0
152	Hampton City	223	8,610.9*	9	NA	214	8,610.9	136	7,110.9	0
153	Newport News City	312	10,668.0*	36	NA	276	10,668.0	276	10,668.0	0
154	Poquoson City	23	1,082.0*	4	NA	19	1,082.0	19	1,082.0	0
155	Williamsburg City	23	1,208.2	0	0	23	1,208.2	23	1,208.2	0
156	Planning District 22	140	3,397.5	48	521.0	92	2,876.5	58	2,171.5	2
157	Accomack County (1)	93	2,488.0	34	363.5	59	2,124.5	53	1,979.5	2
158	Northampton County	47	909.5	14	157.5	33	752.0	5	192.0	0
159	STATE TOTAL	17,167	661,286.4*	2,526	13,190.9*	14,641	648,095.5	12,464	595,330.3	242

NA Data not available.
* Total does not include missing data.
(1) Onancock Town reported zero months. The balance of Accomack County reported six months.
(2) Reported five months.
(3) Culpeper Town reported five months. The balance of Culpeper County reported six months.
(4) Reported four months.
(5) Reported zero months.
(6) Blacksburg Town reported four months. The balance of Montgomery County reported six months.
(7) Haymarket Town reported five months. The balance of Prince William County reported six months.
(8) Vinton Town reported two months. The balance of Roanoke County reported six months.
(9) Front Royal Town reported two months. The balance of Warren County reported three months.
(10) Abingdon Town reported three months. The balance of Washington County reported six months.

Units	3-4 Units		5+ Units		Number of Demolitions: Private Units	Number of Demolitions: Public Units	Total Demolitions: Number Authorized	Total Housing Units Less Number of Demolitions	Line
$000	Number	$000	Number	$000					
628.2	20	586.7	0	0	8	0	8	313	123
404.0	16	461.7	0	0	4	0	4	40	124
224.2	4	125.0	0	0	0	0	0	177	125
0	0	0	0	0	0	0	0	16	126
0	0	0	0	0	0	0	0	4	127
0	0	0	0	0	2	0	2	26	128
0	0	0	0	0	2	0	2	50	129
0	0	0	0	0	10	0	10	150	130
0	0	0	0	0	0	0	0	76	131
									132
0	0	0	0	0	0	0	0	44	133
									134
									135
0	0	0	0	0	0	0	0	21	136
0	0	0	0	0	0	0	0	1	137
0	0	0	0	0	2	0	2	7	138
0	0	0	0	0	8	0	8	1	139
4,186.8	51	1,087.0	559	11,680.7	404	0	404	3,357	140
0	0	0	16	1,200.0	0	0	0	155	141
40.0	0	0	0	0	2	0	2	25	142
102.8	0	0	136	3,342.9	10	0	10	709	143
0	0	0	0	0	0	0	0	5	144
659.0	43	887.0	61	1,350.0	328	0	328	-116	145
127.4	0	0	0	0	22	0	22	106	146
795.6	0	0	0	0	7	0	7	133	147
2,462.0	8	200.0	346	5,787.8	35	0	35	2,340	148
0	0	0	78	1,500.0	54	0	54	752	149
0	0	0	0	0	2	0	2	150	150
0	0	0	0	0	0	0	0	73	151
0	0	0	78	1,500.0	16	0	16	207	152
0	0	0	0	0	32	0	32	280	153
0	0	0	0	0	2	0	2	21	154
0	0	0	0	0	2	0	2	21	155
25.0	4	120.0	28	560.0	0	0	0	140	156
25.0	4	120.0	0	0	0	0	0	93	157
0	0	0	28	560.0	0	0	0	47	158
7,491.7	210	7,723.3	1,725	37,550.2	613	0	613	16,554	159

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Chart B.
Index of Planning District Membership of Virginia's Counties and Cities

Locality	Planning District	Locality	Planning District	Locality	Planning District	Locality	Planning District
Counties		Giles	4	Prince Edward	14	Colonial Heights	19
		Gloucester	18	Prince George	19	Covington	5
Accomack	22	Goochland	15	Prince William	8	Danville	12
Albemarle	10	Grayson	3	Pulaski	4	Emporia	19
Alleghany	5	Greene	10	Rappahannock	9	Fairfax	8
Amelia	14	Greensville	19	Richmond	17	Falls Church	8
Amherst	11	Halifax	13	Roanoke	5	Franklin	20
Appomattox	11	Hanover	15	Rockbridge	6	Fredericksburg	16
Arlington	8	Henrico	15	Rockingham	6	Galax	3
Augusta	6	Henry	12	Russell	2	Hampton	21
Bath	6	Highland	6	Scott	1	Harrisonburg	6
Bedford	11	Isle of Wight	20	Shenandoah	7	Hopewell	19
Bland	3	James City	21	Smyth	3	Lexington	6
Botetourt	5	King & Queen	18	Southampton	20	Lynchburg	11
Brunswick	13	King George	16	Spotsylvania	16	Manassas	8
Buchanan	2	King William	18	Stafford	16	Manassas Park	8
Buckingham	14	Lancaster	17	Surry	19	Martinsville	12
Campbell	11	Lee	1	Sussex	19	Newport News	21
Caroline	16	Loudoun	8	Tazewell	2	Norfolk	20
Carroll	3	Louisa	10	Warren	7	Norton	1
Charles City	15	Lunenburg	14	Washington	3	Petersburg	19
Charlotte	14	Madison	9	Westmoreland	17	Poquoson	21
Chesterfield	15	Mathews	18	Wise	1	Portsmouth	20
Clarke	7	Mecklenburg	13	Wythe	3	Radford	4
Craig	5	Middlesex	18	York	21	Richmond	15
Culpeper	9	Montgomery	4			Roanoke	5
Cumberland	14	Nelson	10	Cities		Salem	5
Dickenson	2	New Kent	15			South Boston	13
Dinwiddie	19	Northampton	22	Alexandria	8	Staunton	6
Essex	18	Northumberland	17	Bedford	11	Suffolk	20
Fairfax	8	Nottoway	14	Bristol	3	Virginia Beach	20
Fauquier	9	Orange	9	Buena Vista	6	Waynesboro	6
Floyd	4	Page	7	Charlottesville	10	Williamsburg	21
Fluvanna	10	Patrick	12	Chesapeake	20	Winchester	7
Franklin	12	Pittsylvania	12	Clifton Forge	5		
Frederick	7	Powhatan	15				

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UNIVERSITY OF VIRGINIA
THE COLGATE DARDEN GRADUATE SCHOOL OF BUSINESS ADMINISTRATION
Tayloe Murphy Institute

Housing Units Authorized in Virginia's Planning Districts, Counties, and Cities: 3rd Quarter, 1983

MICHAEL A. SPAR & JULIA H. MARTIN

Introduction

Building activity is one of the most frequently used indicators of economic and demographic change. At present, the number of housing units authorized by local building permits is the best measure of housing starts available. The information contained in this report is supplied by local building officials to the Construction Division of the U.S. Bureau of the Census. The Bureau, in turn, forwards the data to the Tayloe Murphy Institute where they are tabulated and compiled.

In this release the number of building permits issued for housing units in Virginia planning districts, counties and independent cities is detailed for July-September, 1983 in Table 1. The data in this series include the number of privately owned housing units permitted by Virginia localities. When available, the cost of these units, the number and cost of mobile home units and the number of demolitions authorized are also reported.

Readers should note that we are continuing our policy of not publishing data imputed by the Census Bureau. Localities that did not file the appropriate number of monthly reports are identified by footnotes in Table 1. Also, some jurisdictions make annual, rather than monthly reports. These localities are also noted in Table 1.

This report analyzes and integrates current housing authorization reports, including data presented in previous editions covering the period from 1970 to the present. It is hoped that the analysis presented here will be useful to the reader both to give some idea of the trends in building activity since 1970, and to acquaint the user with the nature of the data and of its possible interpretations.

It should be kept in mind that the data in this report are for authorized housing units and that costs are per unit. The reader should also bear in mind that the cost figures reported here are estimated construction costs submitted by the builders. They are not reported cost-at-completion of the units, nor do they include land cost or profit margin for the builder. In addition, it is estimated by the Bureau of the Census that, nationwide, underestimation of costs runs from about 17.5% for single units, to about 30% for 2 and 3-4 unit structures, to more than 50% for 5+ unit structures. Average cost per unit data, therefore, cannot be taken as an estimate of the price of housing to the consumer. Despite these limitations, construction costs constitute a large proportion of the total market costs of housing, and thus the reported figures provide an important means of comparison among localities and for one area - such as the state - over time.

The reporting of the number of units authorized for construction is more reliable than the data for costs. The Census Bureau considers their estimates of housing authorizations in Virginia to be accurate to within plus or minus one percent.

The authors would like to thank Mrs. Barbara Crowder for typing the tables and Mr. Barry Jackson for the layout and graphic design of the report.

Major Findings

- The population of Virginia increased by 2.5% between April 1, 1980 and July 1, 1982, from 5,346,797 to 5,479,200.
- Between April 1, 1980 and September 30, 1983, permits for 157,262 housing units, including mobile homes, were issued, representing an increase of 7.8% over the 2,020,941 units counted in the 1980 decennial census.
- Since 1970 the cost of constructing a single family dwelling has increased by 192 percent, from $16,050 to $46,860. Since the first quarter of 1980 construction costs have increased 27 percent.
- As shown in Chart A on page 3, the value of housing constructed in the Commonwealth during 1982 was about 7.26 billion dollars, an increase of 11.1% over 1981. Measured in constant dollars the 1982 figure was up by 8.5%.

Third Quarter Findings

In the third quarter building permits for 17,302 housing units were issued in Virginia, the third highest quarterly total recorded over the last 31 quarters. This total is also well in excess of the typical third quarter, which over the last five years (1978-1982) has averaged around 13,500 units per quarter. The third quarter was up slightly over the second quarter (0.8%), and up sharply over the third quarter of 1982, by 62 percent. These trends are quite similar to those at the national level, where permits were down slightly since 1983:2 (-1.7%), but increased 66.6% over 1982:3.

During 1983:3 11,131 permits for single family housing units were issued, an increase of 37 percent over the five year average of 8,100 units. In comparison to the second quarter, however, single family unit permits were down by 10.7%. Despite this reduction, single family unit permits were up by 86 percent over 1982:3. Again, these trends in single family unit permits are similar to the national experience, where a comparison of the second and third quarters shows the third quarter down by 11.3%, but up 68 percent over 1982:3.

Average construction costs for all unit types equalled $35,894 during the third quarter, a reduction of 6.8% over the second quarter average of $38,521. On an annual basis, however, construction costs were up 14 percent. Construction costs for single family units also fell during the third quarter, to $46,862, compared to $47,764 during the second quarter. On an annual basis contruction costs for single family units were up a moderate 5.4%.

As was true during 1982 and the first half of 1983 the majority of building permits issued in the third quarter were in the state's eight metropolitan areas. For all unit types combined 13,201 were issued in metropolitan areas, representing 76 percent of all permits issued statewide. Permits for single family housing units were even more highly concentrated, 83 percent being issued within the eight Metropolitan Statistical Areas (MSAs). In fact, three MSAs accounted for nearly nine-tenths of all metropolitan construction in the state; these are the Norfolk-Virginia Beach-Newport News MSA (4,767 permits), the Virginia portion of the Washington MSA (5,085 permits), and the Richmond-Petersburg MSA (1,869 permits).

Figure 1.
Annual Average Costs for Total and Single Authorized Units in Virginia, 1970-82.

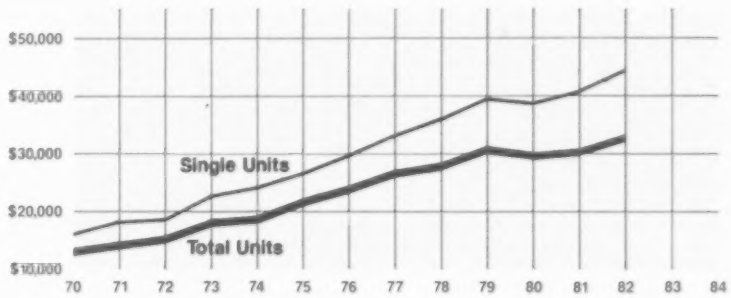

Figure 2.
Quarterly Increase in Total and Single Authorized Units in Virginia, 1st Quarter, 1978, through 3rd Quarter, 1983.

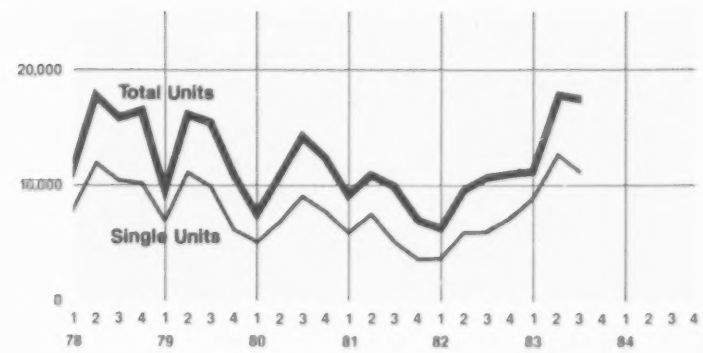

Figure 3.
Quarterly Average Costs for Total and Single Authorized Units in Virginia, 1st Quarter, 1978, through 3rd Quarter, 1983.

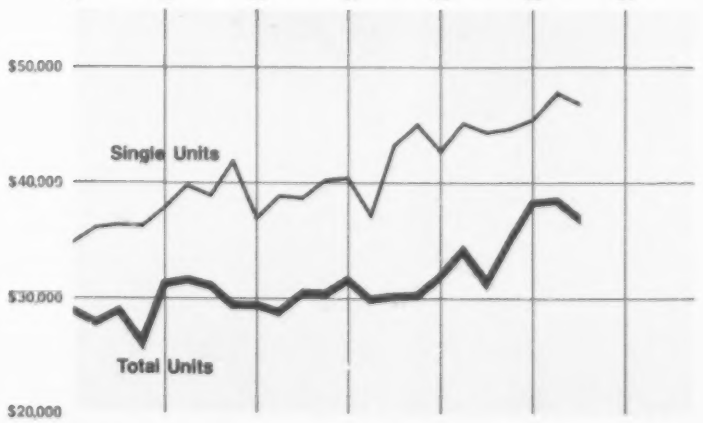

Chart A.
Aggregate Construction Costs, State of Virginia

Year	Value of Construction in Current Dollars (in millions $)	Census Bureau Construction Cost Index		Deflated Value of Construction in Constant Dollars	
		1972=100	1977=100	1972$	1977$
1970	544.7	89.1	56.5	611.3	964.1
1971	1,023.0	94.0	59.6	1,088.3	1,716.4
1972	1,237.2	100.0	63.5	1,237.2	1,948.3
1973	1,332.9	109.5	69.5	1,217.3	1,917.8
1974	879.7	120.8	76.6	728.2	1,148.4
1975	838.9	131.6	83.5	637.5	1,004.7
1976	1,003.8	141.1	89.5	711.4	1,121.6
1977	1,564.5	158.1	100.0	989.6	1,564.5
1978	1,703.2	180.2	114.3	936.8	1,490.1
1979	1,617.3	203.3	129.3	795.4	1,250.8
1980	1,357.3	225.5	143.3	601.8	947.2
1981	1,134.8	243.3	154.6	466.4	734.0
1982	1,260.3	249.0	158.2	506.1	796.6

Census Bureau Construction Cost Index from Construction Review, Table E-1, Volume 29, No. 2, March/April 1983.

Deflated value = current value X (100/index value).

Chart B.
Index of Planning District Membership of Virginia's Counties and Cities

Locality	Planning District	Locality	Planning District	Locality	Planning District	Locality	Planning District
Counties		Giles	4	Prince Edward	14	Colonial Heights	19
		Gloucester	18	Prince George	19	Covington	5
Accomack	22	Goochland	15	Prince William	8	Danville	12
Albemarle	10	Grayson	3	Pulaski	4	Emporia	19
Alleghany	5	Greene	10	Rappahannock	9	Fairfax	8
Amelia	14	Greensville	19	Richmond	17	Falls Church	8
Amherst	11	Halifax	13	Roanoke	5	Franklin	20
Appomattox	11	Hanover	15	Rockbridge	6	Fredericksburg	16
Arlington	8	Henrico	15	Rockingham	6	Galax	3
Augusta	6	Henry	12	Russell	2	Hampton	21
Bath	6	Highland	6	Scott	1	Harrisonburg	6
Bedford	11	Isle of Wight	20	Shenandoah	7	Hopewell	19
Bland	3	James City	21	Smyth	3	Lexington	6
Botetourt	5	King & Queen	18	Southampton	20	Lynchburg	11
Brunswick	13	King George	16	Spotsylvania	16	Manassas	8
Buchanan	2	King William	18	Stafford	16	Manassas Park	
Buckingham	14	Lancaster	17	Surry	19	Martinsville	
Campbell	11	Lee	1	Sussex	19	Newport News	
Caroline	16	Loudoun	8	Tazewell	2	Norfolk	
Carroll	3	Louisa	10	Warren	7	Norton	
Charles City	15	Lunenburg	14	Washington	3	Petersburg	19
Charlotte	14	Madison	9	Westmoreland	17	Poquoson	21
Chesterfield	15	Mathews	18	Wise	1	Portsmouth	20
Clarke	7	Mecklenburg	13	Wythe	3	Radford	4
Craig	5	Middlesex	18	York	21	Richmond	15
Culpeper	9	Montgomery	4			Roanoke	5
Cumberland	14	Nelson	10	Cities		Salem	5
Dickenson	2	New Kent	15			South Boston	13
Dinwiddie	19	Northampton	22	Alexandria	8	Staunton	6
Essex	18	Northumberland	17	Bedford	11	Suffolk	20
Fairfax	8	Nottoway	14	Bristol	3	Virginia Beach	20
Fauquier	9	Orange	9	Buena Vista	6	Waynesboro	6
Floyd	4	Page	7	Charlottesville	10	Williamsburg	21
Fluvanna	10	Patrick	12	Chesapeake	20	Winchester	7
Franklin	12	Pittsylvania	12	Clifton Forge	5		
Frederick	7	Powhatan	15				

Table 1.
Housing Units Authorized by Planning District, County, and City: 3rd Quarter, 1983

Line	Jurisdiction	Total Housing Units Authorized		Total Mobile Units		Total Private Units		Single Units		Duplex
		Number	$000	Number	$000	Number	$000	Number	$000	Numbe.
1	Planning District 1	278	2,333.8*	219	360.0*	59	1,973.8	59	1,973.8	0
2	Lee County (4)	43	763.2	30	360.0	13	403.2	13	403.2	0
3	Scott County	70	530.0*	54	NA	16	530.0	16	530.0	0
4	Wise County	158	1,040.6*	128	NA	30	1,040.6	30	1,040.6	0
5	Norton City	7	NA	7	NA	0	0	0	0	0
6	Planning District 2	455	6,533.7*	346	2,829.8*	109	3,703.9	107	3,665.5	2
7	Buchanan County	71	639.0*	47	NA	24	639.0	24	639.0	0
8	Dickenson County	92	1,245.8	67	589.2	25	656.6	25	656.6	0
9	Russell County (2)	116	1,812.4	90	953.9	26	858.5	26	858.5	0
10	Tazewell County	176	2,836.5	142	1,286.7	34	1,549.8	32	1,511.4	2
11	Planning District 3	399	6,765.2*	217	1,023.7*	182	5,741.5	176	5,563.0	6
12	Bland County	NA (Reports annually)								
13	Carroll County	79	1,294.4	58	436.4	21	858.0	21	858.0	0
14	Grayson County	52	775.7	33	230.2	19	545.5	19	545.5	0
15	Smyth County	55	659.0*	32	NA	23	659.0	23	659.0	0
16	Washington County (11)	104	1,710.6*	46	NA	58	1,710.6	56	1,630.6	2
17	Wythe County	87	1,701.5	48	357.1	39	1,344.4	37	1,301.9	2
18	Bristol City	22	624.0	0	0	22	624.0	20	568.0	2
19	Galax City	NA (Reports annually)								
20	Planning District 4	133	2,844.3*	51	7.0*	82	2,837.3	78	2,782.3	0
21	Floyd County	27	867.0	0	0	27	867.0	27	867.0	0
22	Giles County	NA (Reports annually)								
23	Montgomery County (6)	28	1,073.2*	0	NA	28	1,073.2	28	1,073.2	0
24	Pulaski County	66	538.1*	49	NA	17	538.1	17	538.1	0
25	Radford City	12	366.0	2	7.0	10	359.0	6	304.0	0
26	Planning District 5	309	11,443.0*	20	82.0*	289	11,361.0	250	10,291.3	6
27	Alleghany County (2)	36	705.8	11	82.0	25	623.8	21	523.8	4
28	Botetourt County	36	1,671.8	0	0	36	1,671.8	36	1,671.8	0
29	Craig County	(Does not report)								
30	Roanoke County (8)	154	6,287.7*	9	NA	145	6,287.7	145	6,287.7	0
31	Clifton Forge City	NA (Reports annually)								
32	Covington City	NA (Reports annually)								
33	Roanoke City	13	378.9	0	0	13	378.9	11	343.9	2
34	Salem City	70	2,398.8	0	0	70	2,398.8	37	1,464.1	0
35	Planning District 6	470	11,466.4*	162	67.4*	308	11,399.0	204	8,193.4	20
36	Augusta County	142	3,460.8*	65	NA	77	3,460.8	69	3,303.6	8
37	Bath County	NA (Reports annually)								
38	Highland County	14	240.6	7	59.6	7	181.0	7	181.0	0
39	Rockbridge County	59	1,049.5*	27	NA	32	1,049.5	32	1,049.5	0
40	Rockingham County	126	2,666.9*	57	NA	69	2,666.9	59	2,230.4	10
41	Buena Vista City	NA (Reports annually)								
42	Harrisonburg City	27	954.7*	4	NA	23	954.7	17	804.8	2
43	Lexington City	NA (Reports annually)								
44	Staunton City	12	361.9	0	0	12	361.9	9	309.9	0
45	Waynesboro City	90	2,732.0	2	7.8	88	2,724.2	11	314.2	0
46	Planning District 7	319	9,239.7	73	735.5	246	8,504.2	174	7,198.3	2
47	Clarke County (2)	10	402.0	0	0	10	402.0	10	402.0	0
48	Frederick County	95	3,195.7	32	422.7	63	2,773.0	63	2,773.0	0
49	Page County	32	619.2	16	82.7	16	536.5	16	536.5	0
50	Shenandoah County	88	2,367.7	20	175.9	68	2,191.8	28	1,325.9	0
51	Warren County (10)	49	1,546.1	5	54.2	44	1,491.9	42	1,476.9	2
52	Winchester City	45	1,109.0	0	0	45	1,109.0	15	684.0	0
53	Planning District 8	5,085	219,016.5	0	0	5,085	219,016.5	3,788	184,822.1	10
54	Arlington County	562	15,948.1	0	0	562	15,948.1	143	4,038.4	2
55	Fairfax County	3,433	150,167.7	0	0	3,433	150,167.7	2,577	128,414.5	6
56	Loudoun County	389	16,148.0	0	0	389	16,148.0	389	16,148.0	0
57	Prince William County (7)	662	33,498.8	0	0	662	33,498.8	642	32,982.8	0
58	Alexandria City	25	2,296.5	0	0	25	2,296.5	23	2,281.0	2
59	Fairfax City	4	487.4	0	0	4	487.4	4	487.4	0
60	Falls Church City	2	270.0	0	0	2	270.0	2	270.0	0
61	Manassas City (9)	0	0	0	0	0	0	0	0	0
62	Manassas Park City	8	200.0	0	0	8	200.0	8	200.0	0

Units	3-4 Units		5+ Units		Number of Demolitions: Private Units	Number of Demolitions: Public Units	Total Demolitions: Number Authorized	Total Housing Units Less Number of Demolitions	Line
$000	Number	$000	Number	$000					
0	0	0	0	0	2	0	2	276	1
0	0	0	0	0	0	0	0	43	2
0	0	0	0	0	0	0	0	70	3
0	0	0	0	0	0	0	0	158	4
0	0	0	0	0	2	0	2	5	5
38.4	0	0	0	0	0	0	0	455	6
0	0	0	0	0	0	0	0	71	7
0	0	0	0	0	0	0	0	92	8
0	0	0	0	0	0	0	0	116	9
38.4	0	0	0	0	0	0	0	176	10
178.5	0	0	0	0	1	0	1	398	11
									12
0	0	0	0	0	0	0	0	79	13
0	0	0	0	0	0	0	0	52	14
0	0	0	0	0	0	0	0	55	15
80.0	0	0	0	0	1	0	1	103	16
42.5	0	0	0	0	0	0	0	87	17
56.0	0	0	0	0	0	0	0	22	18
									19
0	4	55.0	0	0	1	0	1	132	20
0	0	0	0	0	0	0	0	27	21
									22
0	0	0	0	0	0	0	0	28	23
0	0	0	0	0	0	0	0	66	24
0	4	55.0	0	0	1	0	1	11	25
135.0	0	0	33	934.7	18	0	18	291	26
100.0	0	0	0	0	2	0	2	34	27
0	0	0	0	0	0	0	0	36	28
									29
0	0	0	0	0	2	0	2	152	30
									31
									32
35.0	0	0	0	0	14	0	14	-1	33
0	0	0	33	934.7	0	0	0	70	34
633.6	7	162.0	77	2,410.0	12	0	12	458	35
157.2	0	0	0	0	1	0	1	141	36
									37
0	0	0	0	0	0	0	0	14	38
0	0	0	0	0	0	0	0	59	39
436.5	0	0	0	0	0	0	0	126	40
									41
39.9	4	110.0	0	0	0	0	0	27	42
									43
0	3	52.0	0	0	8	0	8	4	44
0	0	0	77	2,410.0	3	0	3	87	45
15.0	0	0	70	1,290.9	8	0	8	311	46
0	0	0	0	0	1	0	1	9	47
0	0	0	0	0	1	0	1	94	48
0	0	0	0	0	0	0	0	32	49
0	0	0	40	865.9	0	0	0	88	50
15.0	0	0	0	0	1	0	1	48	51
0	0	0	30	425.0	5	0	5	40	52
606.3	16	48.0	1,271	33,540.1	40	37	77	5,008	53
36.8	16	48.0	401	11,804.9	17	0	17	545	54
534.0	0	0	850	21,219.2	0	0	0	3,433	55
0	0	0	0	0	1	0	1	388	56
0	0	0	20	516.0	0	0	0	662	57
15.5	0	0	0	0	6	36	42	-17	58
0	0	0	0	0	16	0	16	-12	59
0	0	0	0	0	0	1	1	1	60
0	0	0	0	0	0	0	0	0	61
0	0	0	0	0	0	0	0	8	62

Table 1. (continued)

Line	Jurisdiction	Total Housing Units Authorized		Total Mobile Units		Total Private Units		Single Units		Duple
		Number	$000	Number	$000	Number	$000	Number	$000	Number
63	Planning District 9	377	18,138.0*	19	212.2*	358	17,925.8	261	15,598.8	0
64	Culpeper County (3)	84	3,580.2	0	0	84	3,580.2	42	2,380.2	0
65	Fauquier County	196	11,605.0	9	195.4	187	11,409.6	156	10,909.6	0
66	Madison County	19	621.8	3	16.8	16	605.0	16	605.0	0
67	Orange County	70	1,921.0*	7	NA	63	1,921.0	39	1,294.0	0
68	Rappahannock County (2)	8	410.0	0	0	8	410.0	8	410.0	0
69	Planning District 10	506	21,004.5*	70	455.7*	436	20,548.8	253	13,884.1	20
70	Albemarle County	246	11,615.2	15	160.2	231	11,455.0	115	7,309.5	16
71	Fluvanna County	42	1,576.3*	7	NA	35	1,576.3	35	1,576.3	0
72	Greene County	35	1,369.8	13	134.5	22	1,235.3	22	1,235.3	0
73	Louisa County (2)	57	1,461.9*	16	NA	41	1,461.9	25	861.9	0
74	Nelson County	80	3,710.1	19	161.0	61	3,549.1	37	2,364.1	0
75	Charlottesville City	46	1,271.2	0	0	46	1,271.2	19	537.0	4
76	Planning District 11	427	11,686.9*	197	744.8*	230	10,942.1	207	10,345.1	4
77	Amherst County	68	1,620.9	31	314.6	37	1,306.3	30	1,213.3	0
78	Appomattox County (2)	25	478.7	20	204.7	5	274.0	5	274.0	0
79	Bedford County	99	5,010.9	0	0	99	5,010.9	99	5,010.9	0
80	Campbell County	179	2,865.4*	125	NA	54	2,865.4	52	2,815.4	2
81	Bedford City	8	261.0*	1	NA	7	261.0	5	227.0	2
82	Lynchburg City	48	1,450.0	20	225.5	28	1,224.5	16	804.5	0
83	Planning District 12	798	13,679.4*	498	2,156.5*	300	11,522.9	260	10,918.9	8
84	Franklin County	228	4,483.1*	111	NA	117	4,483.1	117	4,483.1	0
85	Henry County	148	1,441.8*	110	NA	38	1,441.8	30	1,316.8	0
86	Patrick County	68	1,565.9	34	274.9	34	1,291.0	34	1,291.0	0
87	Pittsylvania County	317	5,233.3	241	1,863.7	76	3,369.6	66	3,235.6	6
88	Danville City	30	627.9	2	17.9	28	610.0	6	265.0	2
89	Martinsville City	7	327.4	0	0	7	327.4	7	327.4	0
90	Planning District 13	234	4,652.8	143	1,534.3	91	3,118.5	91	3,118.5	0
91	Brunswick County	43	824.7	32	367.2	11	457.5	11	457.5	0
92	Halifax County	111	2,097.3	67	652.3	44	1,445.0	44	1,445.0	0
93	Mecklenburg County	80	1,730.8	44	514.8	36	1,216.0	36	1,216.0	0
94	South Boston City	NA (Reports annually)								
95	Planning District 14	83	1,669.2	48	492.8	35	1,176.4	35	1,176.4	0
96	Amelia County	33	679.9	22	242.9	11	437.0	11	437.0	0
97	Buckingham County	NA (Reports annually)								
98	Charlotte County (2)	11	317.5	0	0	11	317.5	11	317.5	0
99	Cumberland County	6	143.5	0	0	6	143.5	6	143.5	0
100	Lunenburg County (5)	0	0	0	0	0	0	0	0	0
101	Nottoway County	NA (Reports annually)								
102	Prince Edward County	33	528.3	26	249.9	7	278.4	7	278.4	0
103	Planning District 15	1,736	53,937.3*	107	97.6*	1,629	53,839.7	1,444	50,607.0	10
104	Charles City County	11	499.0	0	0	11	499.0	11	499.0	0
105	Chesterfield County	818	24,807.9*	69	NA	749	24,807.9	749	24,807.9	0
106	Goochland County	44	2,009.0*	13	NA	31	2,009.0	31	2,009.0	0
107	Hanover County	139	5,901.2*	7	NA	132	5,901.2	127	5,736.2	0
108	Henrico County	448	13,748.7	4	67.0	444	13,681.7	394	12,615.0	8
109	New Kent County	35	1,439.3*	9	NA	26	1,439.3	26	1,439.3	0
110	Powhatan County	37	1,517.6	5	30.6	32	1,487.0	32	1,487.0	0
111	Richmond City	204	4,014.6	0	0	204	4,014.6	74	2,013.6	2
112	Planning District 16	291	13,404.0*	47	0*	244	13,404.0	244	13,404.0	0
113	Caroline County	50	949.5*	27	NA	23	949.5	23	949.5	0
114	King George County	35	622.2*	20	NA	15	622.2	15	622.2	0
115	Spotsylvania County	203	11,692.4	0	0	203	11,692.4	203	11,692.4	0
116	Stafford County (9)	0	0	0	0	0	0	0	0	0
117	Fredericksburg City	3	139.9	0	0	3	139.9	3	139.9	0
118	Planning District 17	130	4,856.0	39	271.9	91	4,584.1	63	3,813.6	0
119	Lancaster County	60	2,751.9	7	71.7	53	2,680.2	25	909.7	0
120	Northumberland County	31	1,149.7	12	102.8	19	1,046.9	19	1,046.9	0
121	Richmond County (2)	7	180.4	4	37.4	3	143.0	3	143.0	0
122	Westmoreland County	32	774.0	16	60.0	16	714.0	16	714.0	0

ex	Units	3-4 Units		5+ Units		Number of Demolitions: Private Units	Number of Demolitions: Public Units	Total Demolitions: Number Authorized	Total Housing Units Less Number of Demolitions	Line
r	$000	Number	$000	Number	$000					
	0	0	0	97	2,327.0	0	0	0	377	63
	0	0	0	42	1,200.0	0	0	0	84	64
	0	0	0	31	500.0	0	0	0	196	65
	0	0	0	0	0	0	0	0	19	66
	0	0	0	24	627.0	0	0	0	70	67
	0	0	0	0	0	0	0	0	8	68
	648.8	37	1,433.3	126	4,582.6	3	0	3	503	69
	574.6	17	723.3	83	2,847.6	0	0	0	246	70
	0	0	0	0	0	0	0	0	42	71
	0	0	0	0	0	2	0	2	33	72
	0	16	600.0	0	0	0	0	0	57	73
	0	0	0	24	1,185.0	0	0	0	80	74
	74.2	4	110.0	19	550.0	1	0	1	45	75
	84.0	7	93.0	12	420.0	19	0	19	408	76
	0	7	93.0	0	0	0	0	0	68	77
	0	0	0	0	0	0	0	0	25	78
	0	0	0	0	0	1	0	1	98	79
	50.0	0	0	0	0	1	0	1	178	80
	34.0	0	0	0	0	1	0	1	7	81
	0	0	0	12	420.0	16	0	16	32	82
	139.0	20	275.0	12	190.0	5	0	5	793	83
	0	0	0	0	0	0	0	0	228	84
	0	8	125.0	0	0	0	0	0	148	85
	0	0	0	0	0	0	0	0	68	86
	94.0	4	40.0	0	0	0	0	0	317	87
	45.0	8	110.0	12	190.0	5	0	5	25	88
	0	0	0	0	0	0	0	0	7	89
	0	0	0	0	0	0	0	0	234	90
	0	0	0	0	0	0	0	0	43	91
	0	0	0	0	0	0	0	0	111	92
	0	0	0	0	0	0	0	0	80	93
										94
	0	0	0	0	0	0	0	0	83	95
	0	0	0	0	0	0	0	0	33	96
										97
	0	0	0	0	0	0	0	0	11	98
	0	0	0	0	0	0	0	0	6	99
	0	0	0	0	0	0	0	0	0	100
										101
	0	0	0	0	0	0	0	0	33	102
	240.0	0	0	175	2,992.7	39	0	39	1,697	103
	0	0	0	0	0	0	0	0	11	104
	0	0	0	0	0	4	0	4	814	105
	0	0	0	0	0	0	0	0	44	106
	0	0	0	5	165.0	0	0	0	139	107
	200.0	0	0	42	866.7	10	0	10	438	108
	0	0	0	0	0	0	0	0	35	109
	0	0	0	0	0	0	0	0	37	110
	40.0	0	0	128	1,961.0	25	0	25	179	111
	0	0	0	0	0	2	0	2	289	112
	0	0	0	0	0	0	0	0	50	113
	0	0	0	0	0	0	0	0	35	114
	0	0	0	0	0	2	0	2	201	115
	0	0	0	0	0	0	0	0	0	116
	0	0	0	0	0	0	0	0	3	117
	0	4	220.5	24	550.0	0	0	0	130	118
	0	4	220.5	24	550.0	0	0	0	60	119
	0	0	0	0	0	0	0	0	31	120
	0	0	0	0	0	0	0	0	7	121
	0	0	0	0	0	0	0	0	32	122

Table 1. (continued)

Line	Jurisdiction	Total Housing Units Authorized		Total Mobile Units		Total Private Units		Single Units		Dupl
		Number	$000	Number	$000	Number	$000	Number	$000	Numbe
123	Planning District 18	402	12,712.9	154	1,874.6	248	10,838.3	184	9,231.3	38
124	Essex County	17	296.9	11	118.4	6	178.5	6	178.5	0
125	Gloucester County	266	9,643.3	84	1,181.5	182	8,461.8	130	7,089.8	26
126	King & Queen County	33	625.4	27	255.1	6	370.3	6	370.3	0
127	King William County (4)	17	401.7	2	22.5	15	379.2	15	379.2	0
128	Mathews County	27	729.8	17	135.0	10	594.8	10	594.8	0
129	Middlesex County	42	1,015.8	13	162.1	29	853.7	17	618.7	12
130	Planning District 19	134	4,695.0*	18	3.3*	116	4,691.7	114	4,666.7	2
131	Dinwiddie County	45	2,008.9*	16	NA	29	2,008.9	29	2,008.9	0
132	Greensville County	NA (Reports annually)								
133	Prince George County	65	2,050.7	0	0	65	2,050.7	65	2,050.7	0
134	Surry County	NA (Reports annually)								
135	Sussex County	NA (Reports annually)								
136	Colonial Heights City	7	276.9	0	0	7	276.9	7	276.9	0
137	Emporia City	1	35.0	0	0	1	35.0	1	35.0	0
138	Hopewell City	11	248.7	0	0	11	248.7	9	223.7	2
139	Petersburg City	5	74.8	2	3.3	3	71.5	3	71.5	0
140	Planning District 20	3,603	150,056.3*	73	702.8*	3,530	149,353.5	2,504	126,566.2	114
141	Isle of Wight County	74	2,187.7*	27	NA	47	2,187.7	38	1,980.8	0
142	Southampton County	31	819.2	20	274.2	11	545.0	11	545.0	0
143	Chesapeake City	556	27,486.5	1	1.0	555	27,485.5	373	21,935.2	26
144	Franklin City	20	657.3	0	0	20	657.3	3	377.3	2
145	Norfolk City	428	10,427.9	0	0	428	10,427.9	70	3,568.8	36
146	Portsmouth City (2)	97	4,465.1	0	0	97	4,465.1	88	4,121.1	6
147	Suffolk City	75	3,131.9	25	427.6	50	2,704.3	44	2,593.3	6
148	Virginia Beach City	2,322	100,880.7	0	0	2,322	100,880.7	1,874	91,444.7	38
149	Planning District 21	1,023	37,950.1*	128	0*	895	37,950.1	585	31,598.6	0
150	James City County	235	8,891.6*	38	NA	197	8,891.6	91	6,291.6	0
151	York County	69	4,471.0*	5	NA	64	4,471.0	64	4,471.0	0
152	Hampton City	190	8,294.0*	14	NA	176	8,294.0	176	8,294.0	0
153	Newport News City	474	13,436.5*	61	NA	413	13,436.5	209	9,685.0	0
154	Poquoson City	40	1,862.3*	9	NA	31	1,862.3	31	1,862.3	0
155	Williamsburg City	15	994.7*	1	NA	14	994.7	14	994.7	0
156	Planning District 22	110	2,949.9	58	664.9	52	2,285.0	50	2,205.0	2
157	Accomack County (1)	86	2,180.1	45	520.4	41	1,659.7	39	1,579.7	2
158	Northampton County	24	769.8	13	144.5	11	625.3	11	625.3	0
159	STATE TOTAL	17,302	621,034.9*	2,687	14,316.8*	14,615	606,718.1	11,131	521,623.9	244

NA Data not available.
* Total does not include missing data.
(1) Onancock Town did not report. The balance of Accomack County reported nine months.
(2) Reported eight months.
(3) Culpeper Town reported six months. The balance of Culpeper County reported nine months.
(4) Reported six months.
(5) Did not report.
(6) Blacksburg Town reported four months. The balance of Montgomery County reported nine months.
(7) Haymarket Town reported eight months, and Occoquan Town reported six months. The balance of Prince William County reported nine months.
(8) Vinton Town reported four months. The balance of Roanoke County reported nine months.
(9) Reported four months.
(10) Front Royal Town reported two months. The balance of Warren County reported six months.
(11) Abingdon Town reported eight months. The balance of Washington County reported nine months.

Units	3-4 Units		5+ Units		Number of Demolitions: Private Units	Number of Demolitions: Public Units	Total Demolitions: Number Authorized	Total Housing Units Less Number of Demolitions	Line
$000	Number	$000	Number	$000					
982.0	16	345.0	10	280.0	3	0	3	399	123
0	0	0	0	0	2	0	2	15	124
747.0	16	345.0	10	280.0	0	0	0	266	125
0	0	0	0	0	0	0	0	33	126
0	0	0	0	0	0	0	0	17	127
0	0	0	0	0	0	0	0	27	128
235.0	0	0	0	0	1	0	1	41	129
25.0	0	0	0	0	27	0	27	107	130
0	0	0	0	0	0	0	0	43	131
									132
0	0	0	0	0	1	0	1	64	133
									134
									135
0	0	0	0	0	1	0	1	6	136
0	0	0	0	0	3	0	3	-2	137
25.0	0	0	0	0	5	0	5	6	138
0	0	0	0	0	17	0	17	-12	139
3,640.3	30	609.5	882	18,537.0	366	0	366	3,237	140
0	9	206.9	0	0	0	0	0	74	141
0	0	0	0	0	0	0	0	31	142
713.8	0	0	156	4,836.5	18	0	18	538	143
30.0	0	0	12	250.0	2	0	2	18	144
575.0	18	263.6	304	6,020.5	309	0	309	119	145
205.0	3	139.0	0	0	13	0	13	84	146
111.0	0	0	0	0	7	0	7	68	147
2,006.0	0	0	410	7,430.0	17	0	17	2,305	148
0	0	0	310	6,351.5	32	0	32	991	149
0	0	0	106	2,600.0	2	0	2	233	150
0	0	0	0	0	0	0	0	69	151
0	0	0	0	0	11	0	11	179	152
0	0	0	204	3,751.5	19	0	19	455	153
0	0	0	0	0	0	0	0	40	154
0	0	0	0	0	0	0	0	15	155
80.0	0	0	0	0	1	0	1	109	156
80.0	0	0	0	0	0	0	0	86	157
0	0	0	0	0	1	0	1	23	158
7,446.4	141	3,241.3	3,099	74,406.5	579	37	616	16,686	159